

भारतीय गैर न्यायिक

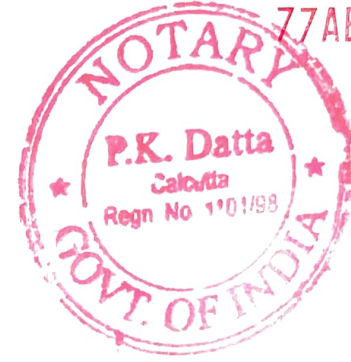
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Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



77AB 398439

FORM 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Venerate Construction LLP (Promoter) represented by its authorized representative Mr. Jay Prakash Agarwal duly authorized by the promoter of the proposed project, vide its board resolution dated 1st Day of August, 2022.

I, Mr. Jay Prakash Agarwal being the authorized representative of Venerate Construction LLP being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Md. Zarkan & 5 others has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

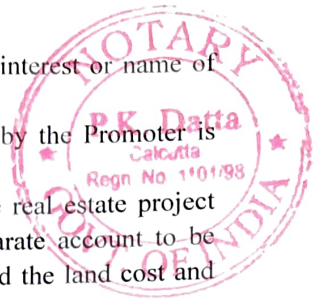
P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
& 3, Bankshall Street

3 FEB 2023

VENERATE CONSTRUCTION LLP

Authorised Signatory/Partner

2. The details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details is attached.
3. That the time period within which the project shall be completed by the Promoter is 2025.
4. That seventy per cent of the amounts realized by Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant in practice and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



VENERATE CONSTRUCTION LLP
Jaypreet Singh
 Authorised Signatory/Partner
 Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at KOLICATA on this 13th day of FEBRUARY, 2023

VENERATE CONSTRUCTION LLP
Jaypreet Singh
 Authorised Signatory/Partner
 Deponent

Solemnly Affirmed & Declared before me on identification of advocate

13 FEB 2023

P. K. Datta
 Notary
 Regn. No.: 1101/98
 C.M.M.'s Court
 2 & 3, Clerkshah Street
 Kolkata - 700 001